056.0	0002	0031.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	931,100	/	931,100
USE VALUE:	931,100	/	931,100
ASSESSED:	931,100	/	931,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-11	LAUREL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DELLO RUSSO ANTHONY & SIMONA
Owner 2:	
Owner 3:	
Street 1:	93 WILLIAMS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DELLO RUSSO SIMONA -
Owner 2:	-
Street 1:	93 WILLIAMS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,452 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3132 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4452.000	538,500	5,100	387,500	931,100
Total Card	0.102	538,500	5,100	387,500	931,100
Total Parcel	0.102	538,500	5,100	387,500	931,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 297.29 | /Parcel: 297.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	37436
GIS Ref	
GIS Ref	
Insp Date	09/08/18

!4640!

PREVIOUS ASSESSMENT

Parcel ID: 056.0-0002-0031.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	538,700	5100	4,452.	387,500	931,300	931,300	Year End Roll	12/18/2019
2019	105	FV	415,400	5100	4,452.	387,500	808,000	808,000	Year End Roll	1/3/2019
2018	105	FV	415,400	5100	4,452.	260,200	680,700	680,700	Year End Roll	12/20/2017
2017	105	FV	391,000	5100	4,452.	249,100	645,200	645,200	Year End Roll	1/3/2017
2016	105	FV	391,000	5100	4,452.	227,000	623,100	623,100	Year End	1/4/2016
2015	105	FV	350,800	5100	4,452.	182,700	538,600	538,600	Year End Roll	12/11/2014
2014	105	FV	350,800	5100	4,452.	163,300	519,200	519,200	Year End Roll	12/16/2013
2013	105	FV	364,100	5100	4,452.	155,000	524,200	524,200		12/13/2012

PRINT

Date	Time
12/10/20	19:38:09

LAST REV

Date	Time
09/12/18	12:06:40
apro	
4640	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELLO RUSSO SIM	57190-284		7/26/2011	Convenience	10	No	No		
PAZZIA ANTONIO/	57006-161		6/17/2011	Family		No	No		
CARLSON OSCAR/E	25500-221		7/20/1995		218,500	No	No		Y

USER DEFINED

Prior Id # 1:	37436
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2012	860	Porch	20,000					REBUILD TRIPLE DEC
6/14/2004	551	Wood Dec	9,700					repl front deck

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	Info At Door	PH	Patrick H
5/15/2009	Measured	372	PATRIOT
1/6/2000	Mailer Sent		
1/6/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4452		Sq. Ft.	Site		0	70.	1.24	11									387,493						387,500	

Total AC/HA: 0.10220 | Total SF/SM: 4452 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 387,493 | Spl Credit | Total: 387,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98524904
Const Adj.:	0.97990203
Adj $ / SQ:	164.126
Other Features:	156500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	731672
Depreciation:	193161
Depreciated Total:	538510

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	5	2	
Totals			
3	15	6	

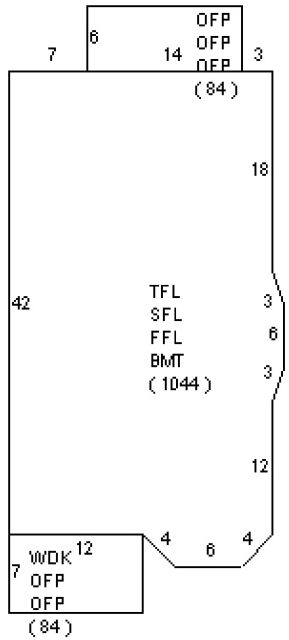
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	164.13
Special Features:	0	Val/Su Net:	115.06
Final Total:	538500	Val/Su SzAd	171.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,044	49.240	51,404
FFL	First Floor	1,044	164.130	171,348
SFL	Second Floor	1,044	164.130	171,348
TFL	Third Floor	1,044	164.130	171,348
OFP	Open Porch	420	20.020	8,408
WDK	Deck	84	15.680	1,317

Net Sketched Area:	4,680			Total:	575,173
Size Ad	3132	Gross Are	4680	FinArea	3132

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 056.0-0002-0031.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	105			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100